



## **ZONING COMMISSION DECISIONS**

Wednesday,  
April 9, 2014  
1000 Throckmorton St.  
Council Chamber  
2<sup>nd</sup> Floor – City Hall  
Fort Worth, Texas 76102

### **COMMISSION MEMBERS:**

Nick Genua, CD 7, Chair	<u>P</u>	Melissa McDougall, CD 5	<u>P</u>
Charles Edmonds, Vice Chair, CD 4	<u>P</u>	Namon Hollis, CD 6	<u>P</u>
Will Northern, CD 1	<u>P</u>	Wanda Conlin, CD 8	<u>P</u>
Carlos Flores, CD 2	<u>P</u>	Gaye Reed, CD 9	<u>P</u>
Robert West, CD 3	<u>P</u>		

### **I. WORK SESSION 9:00 AM PreCouncil Chamber – 2<sup>nd</sup> Floor**

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|--|-------|
| A. Briefing: Previous Zoning Actions by City Council | Staff |
| B. Review: Today's Cases                             | Staff |

**The Zoning Commission may recess for lunch and staff briefing at approximately 12:00 Noon in the Pre-Council Chamber and if a recess is taken will reconvene at approximately 1:00 P.M.**

Discussions at lunch recess:

- 1) Planned Development Zoning Districts

### **II. PUBLIC HEARING 10:00 AM Council Chamber**

CASES HEARD AT THIS PUBLIC HEARING ARE TO BE HEARD AT THE CITY COUNCIL MEETING ON TUESDAY, MAY 6 AT 7:00 P.M. UNLESS OTHERWISE STATED.

- |   |                       |
|---|-----------------------|
| A. Call to Order                              | Chair                 |
| B. Approval of March 12, 2014 Meeting Minutes | <u>9-0 as amended</u> |

**To view the docket:** <http://fortworthtexas.gov/planninganddevelopment/zoningcommission.aspx>

- C. Continued Cases

1. ZC-14-020 SHOPE AND RYAN MANAGEMENT INC. 3220-3248 (evens) S. University 1.37 ac.	CD 9	CONITNUED 30 DAYS AT APPLICANT'S REQUEST
a. Applicant/Agent: Ojala Holdings/Matthew Vrugink		9-0
b. Request: <i>From:</i> "C" Medium Density Multifamily <i>To:</i> "UR" Urban Residential		

<p>2. ZC-14-035 CITY OF FORT WORTH PLANNING AND DEVELOPMENT TEXT AMENDMENT: CREATE AIRPORT OVERLAY DISTRICT FOR THE FORT WORTH ALLIANCE AIRPORT CD ALL</p> <p>a. Applicant/Agent: City of Fort Worth</p> <p>b. Request: <i>Text Amendment</i>: An Ordinance Amending The Zoning Ordinance Of The City Of Fort Worth, Being Ordinance No. 13896, As Amended, Codified As Appendix "A" Of The Code Of The City Of Fort Worth, By Amending:</p> <ul style="list-style-type: none"> <li>Section 4.405 "Airport/Airfield Overlay" ("AO") District Of Article 4 "Overlay Districts", Of Chapter 4, "District Regulations" To Add A New Section, Section 4.405G, "Fort Worth Alliance Airport"; Providing Regulations For Airport/Airfield Overlay Zone ("AO") Restrictions For The Fort Worth Alliance Airport</li> </ul> <p>c. This case is scheduled to be heard by the City Council on April 15, 2014.</p> <p><b>To review the proposed amendments:</b>  <a href="http://fortworthtexas.gov/planninganddevelopment/zoningcommission.aspx">http://fortworthtexas.gov/planninganddevelopment/zoningcommission.aspx</a></p>	<p>RECOMMENDED FOR APPROVAL 9-0</p>
<p>3. ZC-14-036 CITY OF FORT WORTH PLANNING AND DEVELOPMENT: MAP AMENDMENT AIRPORT OVERLAY DISTRICT FOR FORT WORTH ALLIANCE AIRPORT South of the Fort Worth Alliance International Airport with Fort Worth City limits: Generally bounded by SH 114, Old Denton Road, Keller Hicks, city limits CD 7</p> <p>a. Applicant/Agent: City of Fort Worth</p> <p>b. Request: <i>From</i>: Multiple Districts <i>To</i>: Add Airport Overlay District</p> <p>c. This case is scheduled to be heard by the City Council on April 15, 2014.</p>	<p>RECOMMENDED FOR APPROVAL 9-0</p>
D. New Cases:	
<p>4. ZC-14-037 HASSAN FAMILY TRUST 13400 South Pipeline Rd. 0.76 ac. CD 5</p> <p>a. Applicant/Agent: Tony Givens</p> <p>b. Request: <i>From</i>: "AG" Agricultural and "I" Light Industrial <i>To</i>: "E" Neighborhood Commercial</p>	<p>RECOMMENDED FOR APPROVAL 9-0</p>
<p>5. ZC-14-038 DAVID MATOKE 11601 Mosier Valley Rd. 2.54 ac. CD 5</p> <p>a. Applicant/Agent: H. Dennis Hopkins</p> <p>b. Request: <i>From</i>: "PD-534" Planned Development/Specific Use for a vehicle exchange facility with no more than 20 parking spaces and no outside storage; site plan required <i>To</i>: Amend to "PD/I" Planned Development for all uses in "I" Light Industrial plus outdoor storage without a primary use; site plan waiver requested</p>	<p>CONTINUED 30 DAYS UPON APPLICANT'S REQUEST 9-0</p>
<p>6. ZC-14-039 RICARDO SALAZAR 2504 Azle Ave. 0.32 ac. CD 2</p> <p>a. Applicant/Agent: Jim C. Guzman</p> <p>b. Request: <i>From</i>: "A-5" One-Family <i>To</i>: "ER" Neighborhood Commercial Restricted</p>	<p>RECOMMENDED FOR APPROVAL 5-4</p>

<p>7. ZC-14-040 SANEPHET AND PR RAJPHOUMY 6820 Bowman Roberts Rd. 0.67 ac. CD 2</p> <p>a. Applicant/Agent: Joe Rajphoumy b. Request: <i>From:</i> "A-5" One-Family <i>To:</i> "E" Neighborhood Commercial</p>	<p>RECOMMENDED FOR DENIAL 9-0</p>
<p>8. ZC-14-041 STATE OF TEXAS/THE TEXAS GENERAL LAND OFFICE 11401 Timberland 11.16 ac. CD 7</p> <p>a. Applicant/Agent: Stephen Crawford/ Half and Associates. b. Request: <i>From:</i> "I" Light Industrial <i>To:</i> "G" Intensive Commercial</p>	<p>RECOMMENDED FOR APPROVAL 9-0</p>
<p>9. ZC-14-042 AGAPE HOLDINGS LLC 212 and 300 E. Hattie 0.22 ac. CD 8/9</p> <p>a. Applicant/Agent: Kehinde Oleumegbon b. Request: <i>From:</i> "D" High Density Multifamily <i>To:</i> "NS-T4" Near Southside-General Urban Zone</p>	<p>RECOMMENDED FOR APPROVAL AS AMENDED TO NS-T4R 9-0</p>
<p>10. ZC-14-043 JNL TEXAS HOLDINGS LLC 2512 Akers Ave., 501-517 (odds) N. Sylvania 2.05 ac. CD 9</p> <p>a. Applicant/Agent: James Lucas Jr. b. Request: <i>From:</i> "B" Two-Family, "E" Neighborhood Commercial <i>To:</i> "PD/E" Planned Development for all uses in "E" Neighborhood Commercial plus crematory; site plan waiver requested</p>	<p>RECOMMENDED FOR APPROVAL 9-0</p>
<p>11. ZC-14-044 BARBARA M. LYON &amp; W. J. MORRISON 1125-1137 (odds) Morrison Dr., 7700 I-30/East Freeway 14.71 ac. CD 5</p> <p>a. Applicant/Agent: Greg Mills b. Request: <i>From:</i> "E" Neighborhood Commercial <i>To:</i> "C" Medium Density Multifamily</p>	<p>RECOMMENDED FOR DENIAL 9-0</p>
<p>12. ZC-14-045 WILLING SMITH 3501 Hulen St, 4529-4545 (odds) Houghton Ave 0.89 ac. CD 9</p> <p>a. Applicant/Agent: Townsite Co./ Phillip Poole b. Request: <i>From:</i> "B" Two-Family and "E" Neighborhood Commercial <i>To:</i> "PD/E" Planned Development for all uses in "E" Neighborhood Commercial plus semi automatic car wash; site plan included</p>	<p>RECOMMENDED FOR DENIAL 9-0</p>
<p>13. ZC-14-046 GOLDEN TRIANGLE RETAIL PARTNERS LTD. 10851 N. Beach 0.77 ac. CD 7</p> <p>a. Applicant/Agent: O'Reilly Auto Enterprises LLC b. Request: <i>From:</i> "E" Neighborhood Commercial <i>To:</i> "FR" General Commercial Restricted</p>	<p>RECOMMENDED FOR APPROVAL 9-0</p>
<p>14. ZC-14-047 PINNACLE BANK 12451 Willow Springs Rd. 8.95 ac. CD 7</p> <p>a. Applicant/Agent: Jim Schell b. Request: <i>From:</i> "I" Light Industrial <i>To:</i> "PD/I" Planned Development for all uses in "I" Light Industrial plus mini-warehouse; site plan included</p>	<p>CONTINUED 30 DAYS UPON COMMISSION'S REQUEST 9-0</p>

15. ZC-14-048 BARRETT AND CHRISLYN GREEN 412 Ridgewood Rd. 0.384 ac. CD 7	RECOMMENDED FOR APPROVAL 9-0
a. Applicant/Agent: Barrett Green b. Request: <i>From:</i> "A-21" One-Family <i>To:</i> "A-10" One-Family	
16. ZC-14-049 TASH INC. 5721 E. Berry St. 0.63 ac. CD 5	RECOMMENDED FOR DENIAL 7-2
a. Applicant/Agent: Larry Hoffman b. Request: <i>From:</i> "MU-1" Low Intensity Mixed-Use <i>To:</i> "PD/MU-1" Planned Development for all uses in "MU-1" Low Intensity Mixed-Use plus auto detail shop; site plan waiver requested	

**ADJOURNMENT:** 1:45 p.m.

**ASSISTANCE AT THE PUBLIC MEETINGS:**

This meeting site is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need accommodations, auxiliary aids, or services such as interpreters, readers, or large print are requested to contact the City's ADA Coordinator at (817) 392-8552 or e-mail [ADA@FortWorthTexas.gov](mailto:ADA@FortWorthTexas.gov) at least 48 hours prior to the meeting so that appropriate arrangements can be made. If the City does not receive notification at least 48 hours prior to the meeting, the City will make a reasonable attempt to provide the necessary accommodations.

**ASISTENCIA A REUNIONES PUBLICAS:**

Este sitio de reunión es accesible con silla de ruedas. Se solicita a las personas con discapacidades que planean asistir a esta reunión y que necesitan acomodaciones, ayudas auxiliares o servicios tales como intérpretes, lectores o impresiones con letra grande, que se comuniquen con el Coordinador de la Asociación Americana de Discapacitados (ADA) de la Ciudad llamando al teléfono (817) 392-8552 o por correo electrónico a [ADA@FortWorthTexas.gov](mailto:ADA@FortWorthTexas.gov) por lo menos 48 horas antes de la reunión, de modo que puedan hacerse los arreglos adecuados. Si la Municipalidad no recibe una notificación por lo menos 48 horas antes de la reunión, ésta hará un intento razonable para proporcionar las acomodaciones necesarias.

**Executive Session.**

A closed executive session may be held with respect to any posted agenda item to enable the Commission to receive advice from legal counsel, pursuant to Texas Government Code, Section 551.071.